



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

April 9, 2009

Mr. Stephen Gardner
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Stone Ridge Commercial
(2nd Submission Amended Application)
Loudoun County Application Numbers ZMAP 2006-0011 and ZCPA 2006-0003

Dear Mr. Gardner:

We have reviewed the above noted application as requested in your February 12, 2009 transmittal. We offer the following comments:

1. Eliminate the newly proposed right-in/right-out access point to Route 50.
2. **The Traffic Impact Study (TIS) needs to be revised to include a "Recommendations" Section. A complete and thorough review cannot be conducted until this aspect of the TIS is completed. Receipt of this information may generate additional comments.**
3. All traffic signals and signal modifications costs associated with this application are to be borne by the applicant. Verbiage to this effect should be included in the proffers including the associated warrant analyses. The intersections of particular interest have Level of Service (LOS) "F" on the side streets and are the following:
 1. Stone Springs Boulevard/Tall Cedars Parkway
 2. Stone Springs Boulevard/Millstream Drive.
4. The north-south traffic volume on Gum Springs Road, Route 659 is significant. If the complete Future Route 659 West Spine Road is not open to traffic by the time South Point

Drive connects to existing Route 659, Gum Springs Road then left and right turn lanes will be required on existing Route 659, Gum Springs Road.

5. Please see the attached memorandum dated 03/19/2009 from Mr. Arsalan (Alex) Faghri of VDOT's Traffic Engineering Section regarding the Traffic Study Impact Update (TIS) dated January 26, 2009. These comments indicate that the TIS needs correction and re-submission.
6. Please see the attached e-mail dated Friday, April 3, 2009 from Mr. Cina Dabestani of VDOT's Transportation Planning Section. These comments indicate that the TIS needs correction and re-submission.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Bassett', with a long horizontal flourish extending to the right.

John Bassett, P.E.
Transportation Engineer

Attachments

cc: Imad Salous, P. E.

Traffic Engineering



Memorandum

To: John Bassett, P.E.

From: Arsalan (Alex) Faghri

CC: Jim R. Turner, P.E.

Date: 03/19/2009

Re: RUID 10804 – Stone Ridge Commercial – Rt. 50 and Gum Spring Road (Rt. 659) – ZMAP 2006-0011 & ZCPA 2006-0003

We have reviewed first submission Traffic Impact Analysis (TIA) associated with the subject project. The project is located on the southwest corner of Rt. 50 and Gum Spring Road (Rt. 659). A TIA was originally submitted in 2006 which was reviewed and commented by VDOT TES.

The application proposes to rezone and/or modify land parcels within the site to result in an increase of more than 2 KSF of commercial space.

We offer the following comments:

1. All VDOT comments dated September 29, 2006 still applies. Please modify the study to address those comments.
2. Please justify 2% growth rates.

We have stamped the study as ***Rejected, correct and resubmit.*** We are retaining the one copy you provided for our records. Please call if you have any questions.

Bassett, John

From: Dabestani, Cina
Sent: Friday, April 03, 2009 11:26 AM
To: Bassett, John
Cc: Llana, Claudia, P.E.
Subject: Stone Ridge Commercial - Revised TIA

John:

In accordance with §15.2-2222.1 of Code of Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, a traffic impact analysis was prepared by Wells & Associates Incorporated for the proposed Stone Ridge Commercial development dated January 26, 2009. This report was submitted as an update to TIS reported originally submitted in July 19, 2006 on behalf of Van Metre Companies.

TP has evaluated this traffic impact analysis for compliance with the above noted code and offer following comments:

1. Page 12 – Other Approved Developments – South Riding and South Village developments are way out of the area to have any impact on this study. These two development should not be included as the background traffic generator impacting roadways that are impacted by this development (Stone Ridge Commercial).
2. Page 22 – Trip Distribution Analysis – Assumption of the distribution will stay the same is FALSE. There is no support provided for such assumption other than stating other previous studies were the base!! It is incomplete without providing what the studies show for distribution patterns.
3. Page 27 – 2030 Loudoun County Model Analysis – this section provides the raw & unadjusted traffic assignment of Loudoun County Model without any analysis. Raw and unadjusted traffic volumes are very misleading as in this case, VA 606 relocated just to the south of US 50 is shown to carry 63,731 ADT when VA 659 (Gum Spring Road) parallel to VA 606 relocated is shown to carry 93,693. A review of these numbers reveals adjustments are needed as part of VA 606 will make up Dulles Airport's future "loop" along with VA 28 and US 50 which is expected to have heavier traffic volume than VA 659 (Gum Spring Road). Loudoun County's model has been updated with round 7.1 land use for the horizon year of 2030 which is close enough for 22 years plus build out year, fulfilling the requirements on study's of this magnitude.
4. This report does not provide any 2030 traffic impact analysis as the original submission did not either. US 50 is a NHS and long range impact analysis are a requirements by FHWA which VDOT oversee.

The comments noted above require correction and resubmission of the supplemental traffic analysis however Loudoun County's approval of no need for future traffic impact analysis is well documented!

Thanks,
Cina Dabestani
Sr. Transportation Engineer
NoVa Transportation Planning Section
Virginia Department Of Transportation
703 . 383 . 2215